

Prepared By & Return to:
Realty Title & Escrow
6397 Goodman Rd, Suite 112
Olive Branch, MS 38654
(662)893-8077 / (662)893-8188 (fax)
File No. 07080386

9/04/07 10:45:54
BK 567 PG 576
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

WARRANTY DEED

Vincent Albert Williamson

- Grantor(s)

Meva L. Kennedy and Jasper M. Kennedy

- Grantee(s)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, Vincent Albert Williamson does hereby sell, convey and warrant unto Meva L. Kennedy and Jasper M. Kennedy ~~as tenants by the entirety with full rights of survivorship and no community property~~ ^{as Joint Tenants} the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 60, Section B, Dogwood Manor Subdivision, situated in Section 34, Township 1 South, Range 6 West, as shown on plat of record in Plat Book 67, Page 22 in the Chancery Clerk's Office of DeSoto County, Mississippi.

By way of explanation, Melissa Williamson, wife of Vincent Albert Williamson, joins in this Deed to convey any homestead, marital or any other rights she may have or hereinafter acquire in said property by virtue of her marriage to Vincent Albert Williamson.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

WITNESS our signature this 28th day of August, 2007.


Vincent Albert Williamson


Melissa Williamson

STATE OF OHio
COUNTY OF Ashtabula

Personally appeared before me, the undersigned authority in and for the said county and state, on this 28th day of August, 2007, within my jurisdiction, the within named Vincent Albert Williamson and Melissa Williamson, who acknowledged that they executed the above and foregoing instrument.


(Notary Public)

My commission expires:

Dec 19 2011

Grantors' Address:

P.O. Box 163

Perryville, OH 44864

H - 419-938-6000

W - 330-263-2161

Grantees' Address:

9736 Dogwood Court W.

Olive Branch, MS 38654

H - 662-404-3697

W - 662-812-3914

Select

AFFIDAVIT AND INDEMNITY AGREEMENT AS TO LEASES, FIXTURES, ENCUMBRANCES, MECHANIC'S LIENS AND OTHER LIENS

STATE OF Mississippi

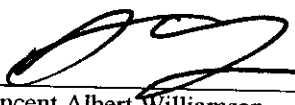
COUNTY OF DESOTO

The undersigned Deponent (defined as any signatory hereto whether corporate, singular, plural, masculine, or feminine) being first duly sworn on oath does hereby state that the following facts are true and correct to the best of his knowledge and belief:

1. That Vincent Albert Williamson has/have been in peaceable and undisturbed possession of the premises known as 9736 Dogwood Court West, Olive Branch, MS 38654, and embraced in the warranty deed to Meva L. Kennedy and Jasper M. Kennedy, delivered simultaneously herewith and that title to said premises has never been disputed or questioned, and that the undersigned owns said property.
2. Deponent further states that no person has any valid contract to purchase any part or all of said premises nor does he know of any facts or other reason by or through which possession or title to said premises might be questioned or of any claim to said premises which might be made adverse to the present title to the property.
3. Deponent further says that said property or any part thereof is not leased to any person or persons except: NONE.
4. Deponent further says that he does not owe any person for any labor or materials of any kind or character incurred in connection with the construction of any improvements or repairs on said property or furnishings thereon located.
5. Deponent further says that he does not have any judgments, pending litigation, court actions or attachments against Deponent in or from any Court and has not been in bankruptcy within the past ten (10) years.
6. That no security interest under the Uniform Commercial Code has been placed against the improvements except: NONE.
7. Deponent further says that he does not have any tax liens or tax claims pending whether recorded or not against said property or himself nor does Deponent know of any taxes of any kind or character which may have been assessed against said property now a lien or now due and payable, except: .
8. Deponent states that the marital status indicated below is correct and Deponent further states that he is above the age of eighteen and under no disability of any kind which would render legal instruments signed by him invalid.
9. Deponent further says that he knows of no mortgage indebtedness or other lien against the property, which will not be satisfied through this transaction or about which the underwriter is unaware of, except: NONE.
10. That the undersigned makes this statement for the express purpose of inducing Fidelity National Title Insurance Company to insure title to said property to be free from adverse claims or liens not herein stated, and of enabling Deponent to receive the consideration for sale, lease or mortgage of said property. Deponent guarantees and warrants the statements of fact herein, which shall be construed as a continual contractual obligation in favor of said company.
11. That in consideration of the issuance of title insurance by said company as aforesaid, the undersigned agree(s) to indemnify and hold harmless said company against all loss or expense on account of any misrepresentation in or matter or thing omitted from the foregoing factual statement, including expense of enforcing this agreement.

All statements and representation contained herein are made for the purpose of inducing Fidelity National Title Insurance Company by itself or through its issuing agent to issue its title policy to: and/or Meva L. Kennedy and Jasper M. Kennedy.

WITNESS our signature(s) this 29th day of August, 2007.



Vincent Albert Williamson

(MARITAL STATUS)

(MARITAL STATUS)

SWORN TO and subscribed before me this 29th day of August, 2007.



Notary Public

My Commission Expires:

Dec. 19, 2011

After recording, return to:
Select Title & Escrow, LLC
7145 Swinnea Road, Suite 1
Southaven, MS 38671
(662) 349-3930

File # 07-1275